



**1926 23 Avenue N  
Lethbridge, Alberta**

**MLS # A2204584**



**\$414,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Flat Torch Membrane

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** None

Welcome to this spacious 5-bedroom bi-level home located in Winston Churchill! Perfectly situated on a quiet, family-friendly street, this home offers a fantastic blend of comfort, style, and space for everyone. Step inside to discover a bright and inviting layout with large new windows that fill the home with natural light. The open-concept living and dining areas are perfect for family gatherings and entertaining guests. The kitchen is well-appointed with ample cabinetry, making it a dream for anyone who loves to cook and entertain. With 5 generously sized bedrooms, this home offers plenty of room for a growing family or guests. Outside, you'll love the large backyard that provides plenty of space for outdoor activities, gardening, or simply relaxing in the fresh air. The double detached garage offers secure parking and additional storage space, making it a practical feature of this already fantastic property. Located on a great street, this home is close to parks, schools, shopping, and all the amenities Lethbridge has to offer, making it the perfect place to call home. Whether you're looking for a family home with room to grow or a place to settle down, this house on the Northside is sure to check all your boxes.